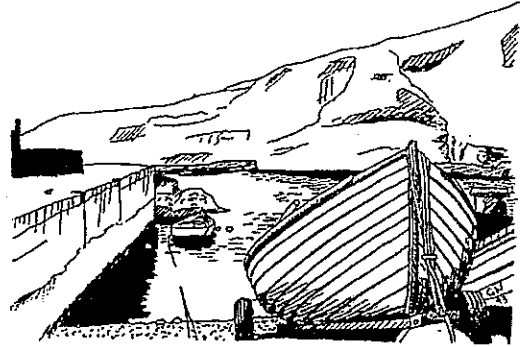


COVE AND ALTENS COMMUNITY COUNCIL

Chairman: Mr. A. W. Finlayson
1 Partan Skelly Avenue
Cove Bay
Aberdeen AB12 3PU
Tel:

Secretary: Mrs. S. Porter
12 Stoneyhill Terrace
Cove Bay
Aberdeen AB12 3NE



Web Site: www.cove-bay.com

19 March 2012

Planning and Sustainable Development,
Enterprise, Planning and Infrastructure,
Aberdeen City Council,
Marischal College,
Broad Street,
Aberdeen AB10 1AB

Dear Sirs,

Planning Application Ref No: 120202
Proposed Retail Unit – Earns Heugh Road – Cove Bay

Cove and Altens Community Council wish to object to the above planning application on the following grounds:

1. The proposed Retail Unit is overdevelopment of the site which is too small to satisfactorily accommodate a Development of this magnitude.
2. The height of the unit and the fencing will have a detrimental effect on the existing properties.
3. Noise from the Development including that arising during its construction will affect existing property owners.
4. There are no details of the SUDS drainage system. This is required as runoff from the proposed development will be totally different from that of the existing grassed area and is likely to have an adverse effect on the existing downstream properties. No Drainage Impact Assessment as required under Local Plan Policy NE6 has been provided.
5. The location of the proposed access road from Loirston Avenue is in close proximity to its junction with Earns Heugh Road and there is also a nearby bus stop on Loirston Avenue. It will also be affected by vehicles parked on Loirston Avenue and in addition the Loirston Avenue footpath is used by children attending nearby Loirston Primary School.
6. There is no Traffic Impact Assessment.
7. The through access road between Loirston Avenue and Loirston Close could become a short cut/rat run.
8. There is no footpath on the access road to the Development from Loirston Avenue.

9. There are no safety railings shown at the main entrance to the Retail Unit on the very busy Earns Heugh Road.
10. The fire exit from the Retail Unit at the corner of Loirston Close exits directly onto the road.
11. There is no footpath provided on Loirston Close.
12. The footpath on Earns Heugh Road is shown to peter out when it reaches the junction radius of Loirston Close. This will be extremely dangerous for pedestrians as they will be forced on to the road without a designated crossing point and their view of traffic on Loirston Close will be obstructed by the proposed Retail Unit.
13. There is no indication of where delivery vehicles will be able to service the proposed Retail Unit.
14. The sight lines for traffic on Loirston Road and Loirston Close could be affected by the proposed Development.
15. Details of the chillers need to be provided as noise from them could have a detrimental effect on existing residents.
16. The wheeled bin store is remote from access to the Unit and existing residents could be affected by noise arising from usage of this facility.
17. Confirmation that the Retail Unit will not be used as a fast food outlet is required.

We trust you will give full consideration to the objections we have raised when determining this Application.

We also request to be consulted and allowed to comment on any changes or additional supporting information provided before this Application is determined.

We would ask to be involved when the question of planning gain is being considered.

Yours faithfully,


A.W. Finlayson
pp Cove And Alten's Community Council



From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 23/02/2012 09:23
Subject: Planning Comment for 120202

Comment for Planning Application 120202

Name : Francis Mcgeehan
Address : 1 Loirston Close,
Cove,
Aberdeen,
AB12 3AU

Telephone :

Email :

type :

Comment : Looking at the proposed retail unit development, I have to object to its construction on the site adjacent to my top floor apartment, 1 Loirston Close.

I have had a look at the planning application drawings submitted to the planning office and cannot see an elevation drawing that shows the proposed building in relation to the apartments adjacent. This building will likely be of the same height and impinge on the natural light entering the various apartments.

I have outlined my main reasons for objecting to the planning consent below:

- Increased noise from customers and vehicles.
- Increased noise from delivery vehicles (vehicles themselves are large and noisy, caged delivery units rattling about etc). These can be very early in the morning or late at night which is unacceptable to local residents and bad enough from the other retail units.
- Increased noise from AC/chiller units.
- Increased rubbish in area (just look at the main car park for the other retail units)
- Stance for wheeled bin will be right outside/in view of two of my apartments windows. These areas are notoriously kept untidy, (for example look at the loading area/bin area of the retail units on the other side of the apartments, nobody seems to care what the rear of their shop looks like).
- Proposed number of parking spaces is relatively small and therefore people will likely use the main car park next to the other retail units. This will increase the wear and tear on an already severely unkept road that nobody takes ownership of.
- View from one of my windows will be of an aluminium roof and white wall if the proposed unit is built directly affecting the value of my property.
- Proposed slatted fence would look out of place without being extended around the adjacent apartments (at a lower height) and just look like a physical barrier which in my opinion will not be aesthetically pleasing.

Kind Regards

Francis McGeehan BEng(Hons) MIET

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 17/02/2012 20:43
Subject: Planning Comment for 120202

Comment for Planning Application 120202
Name : MR STEWART
Address : loirston close

Telephone :
Email :
type :

Comment : i object to only 7 parking places for a shop that size the staff will fill them leaving NO PARKING for customers, no disabled parking, road exiting on to a private road, this area is one of the most congested at peak times and with the prospect of people parking on the main street to go to the shop will STOP the buses getting through and double yellow lines will make no difference as there is no one to police it, the hight of the building will tower surrounding building due to the lye of the land,if this is to go ahead it should be for NONE FOOD as the co-op already gives us everything we need in that area, if its a take away the smell from cooking will stink out the flats, there is already a shopping development planned at Charlston so there is no need for any more shops in this area

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 17/02/2012 14:35
Subject: Planning Comment for 120202

Comment for Planning Application 120202
Name : MR STEWART
Address : 21 LOIRSTON CLOSE COVE BAY

Telephone :
Email :
type :

Comment : i object to this development, this area is far to small for such a big development, the flats would have no day light as this would be obstructed by the fence and the building, noise from delivery lorries at all times is a big concern as is the litter dropped by people visiting the shops, this development should be moved to a better suited area, the access road puts all the noise right next to the excising flats

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 04/03/2012 19:55
Subject: Planning Comment for 120202

Comment for Planning Application 120202

Name : Robert Spala
Address : 27 Loirston Close
Cove

Telephone :

Email :

type :

Comment : Dir Sirs

I have received your notice about retail unit which is planned to be build at Earn's Heugh Road. I am one of residents living at Loirston Close. I think new retail unit would cause a lot of problems to the residents living at Loirston Close. This is already busy place due to existence of near shops, pub and recycling point. Condition of the road at Loirston Close is very bad due to high amount of Cove residents driving to shops and pub (difficult to count all potholes). New retail unit would definitely increase traffic in our area and condition of the road would be even worse. I know it would be great to have view from the window on new retail unit... Please consider my fears as I talked to other residents living at Loirston Close and they think in this same way as me.

kind regards
Robert Spala

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 22/02/2012 13:46
Subject: Planning Comment for 120202

Comment for Planning Application 120202

Name : Malcolm Nicol
Address : 23 loirston close
cove bay
aberdeen
ab123au

Telephone :

Email :

type :

Comment : I object because of a number of reasons, please see below.

The rubbish and litter in the surrounding area is terrible as it stands, the addition of more retail units is going to only make the situation worse. The rubbish problem is compounded by the existing retail units and recycling centre. We don't need more mess.

Seven parking spaces! that will take of the staff, where are the customers going to park? I suspect on the main road while they pop in for their paper and milk on the way to work, thus causing traffic problems and increased chance of accidents. Surely health and safety needs to be taken into account.

The access road detailed in the plans is actually exiting onto a private road which leads into the pub, shop, and residents car parks. How can that be allowed? Surely permission would need to be sought?

The roads around this area are littered with potholes due to the constant lorry traffic, bin lorries park up on their breaks in our private car park as well as recycling lorries and the constant stream of deliveries to the already established Coop and pub will only increase. These units will cause traffic problems I guarantee you that.

It will be an unnecessary eye sore, the units will totally close the area in and block off an entire section of flats windows, that's not very fair is it? This area does not need another shop there are enough and plenty around about to serve cove bay.

New hang out for unruly teens drinking and causing general unpleasantness to the area, the area has enough problems without introducing more, police are constantly around the area, lets not have anymore problems.

I have to say i am most disappointed with these plans and hope people see sense and reject the planning application.

Regards

An unhappy resident.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 20/02/2012 17:18
Subject: Planning Comment for 120202

Comment for Planning Application 120202

Name : K L McIntosh
Address : 1 Loirston Close
Cove
AB12 3AU

Telephone :

Email :

type :

Comment : I object to the planning application due to;
impact on road safety and increased traffic in a school area,
direct devaluation of my property,
impact on the view from my property,
impact of decrease of light into the rear of my property,
likely hood of increased litter in area (which is already an issue due to the current retail units) and also the impact of the jointly owned garden area to the front and side of my property.

Regards

K McIntosh

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 05/03/2012 00:43
Subject: Planning Comment for 120202

Comment for Planning Application 120202

Name : Angela Smart
Address : 5 Loirston Close
Cove
AB12 3AU

Telephone :

Email :

type :

Comment : I strongly object to this application for the following reasons;

- I would look out my bedroom and kitchen window to the back of a fence and the back of a building.
- Car parking spaces mean extra cars & extra noise.
- Staff entrance located at the back creating human noise outside my bedroom.
- Wheelie bin store out side my windows, again creating noise.
- We haven't even been told what kind of retail unit this will be. Could the waste from the unit cause pests, birds, rats etc?
- My living room window already looks out onto the car park and back of shops, this unit would mean my bed room and kitchen looking out to the back of a building too.
- No sunlight will get in my windows
- I will have no view from my flat at all, which as a home owner is very concerning to the value of my property.

This proposal is a huge concern to myself and my neighbours. I do not want the extra human/motor traffic in our area and I do not want the value of my property to decrease. I hope that my points above are taken into consideration. We do not need any further retail until in this area!

Yours sincerely
Angela Smart